

Connells

Kelvin Place
Walsall

Kelvin Place
Walsall, WS2 7DS

for sale offers over
£200,000







Property Description

Set in a cul de sac location with internal inspection is a must this extended four bedrooms mid terraced property comprising of entrance hall, lounge, kitchen diner, extended reception room, three bedrooms and family bathroom on the first floor with a loft conversion on the second floor.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

A front door leading into:

Entrance Hall

Having double glazed window to the front, stairs rising to first floor, radiator and door to:

Living Room

12' 6" max x 14' 4" max (3.81m max x 4.37m max)

Having double glazed bow window to the front, radiator and door to:

Kitchen

19' 7" max x 9' 7" max (5.97m max x 2.92m max)

Having double glazed window to reception room wall and base unit with work surfaces over, space for appliances, stainless steel sink drainer, boiler cupboard, understairs cupboard and double doors to extended reception room

Reception Room Two

11' 2" x 13' 10" (3.40m x 4.22m)

Having double glazed window to side, double glazed double sliding doors to garden, and radiator

First Floor

Landing

Having storage cupboard, stairs to loft and doors to:

Bedroom One

12' 8" max x 13' 9" max (3.86m max x 4.19m max)

Having two double glazed window to front and radiator

Bedroom Two

8' 7" max x 8' max (2.62m max x 2.44m max)

Having double glazed window to front, storage cupboard and radiator

Bedroom Three

11' 3" x 6' 5" (3.43m x 1.96m)

Having double glazed window to rear, understairs storage and radiator

Bathroom

Having two double glazed windows to the rear, bath with shower over, wc, hand wash basin and radiator

Loft Room

16' 4" x 10' 1" (4.98m x 3.07m)

Having two double glazed windows to the rear, storage cupboard and radiator

Outside

To the front of the property is a driveway

To the rear of the property is a slabbed area, water tap and outbuilding

Outbuilding

14' 4" x 16' 2" (4.37m x 4.93m)

Having double glazed window and door to front, power and lighting

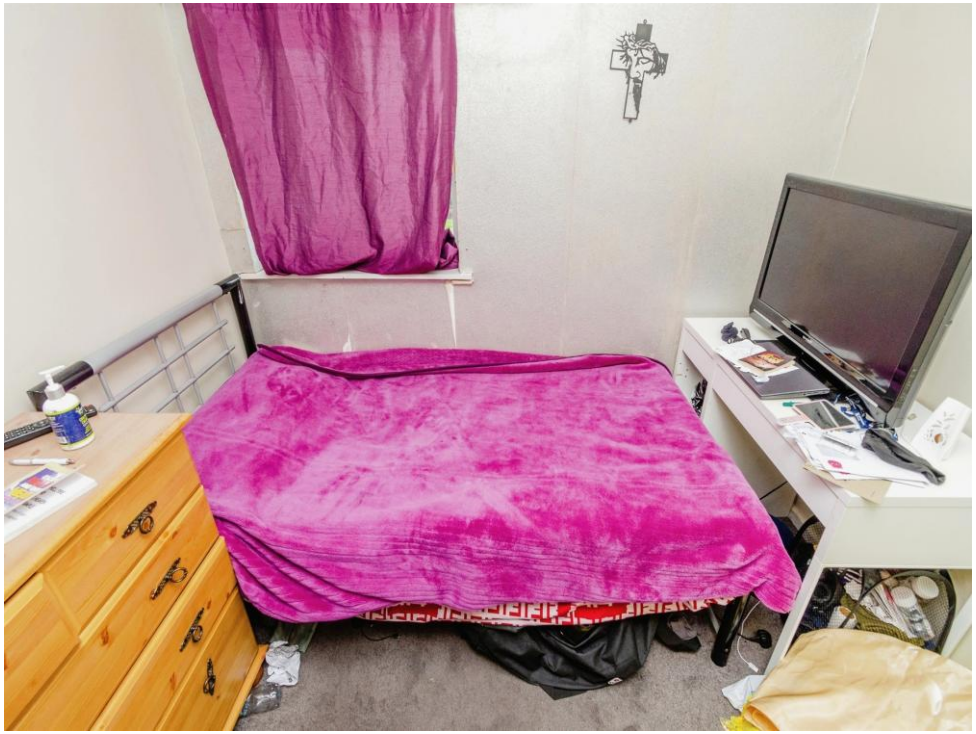


















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WSL317128

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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